

# Government of the District of Columbia

## Department of Transportation



### d. Planning and Sustainability Division

#### MEMORANDUM

**TO:** District of Columbia Board of Zoning Adjustment

**FROM:** Meredith Soniat *MS*  
Acting Associate Director

**DATE:** January 10, 2025

**SUBJECT:** BZA Case No. 21213 – 6111 Broad Branch Road, NW

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#### APPLICATION

Nichole and Jad Atallah (jointly the “Applicant”), pursuant to Title 11 of the *District of Columbia Municipal Regulations (DCMR)*, request the Board of Zoning Adjustment (BZA) to grant a Special Exception to construct a second story rear addition to an existing, detached, two story dwelling. The site is in the R-1B Zone at 6111 Broad Branch Road, NW (Square 2009, Lot 7) and is not served by a public alley.

#### RECOMMENDATION

The District Department of Transportation (DDOT) has reviewed the application materials and has determined that the proposed action will not have adverse impacts on the District’s transportation network. DDOT has no objection to the approval of this application.

#### STREETSCAPE AND PUBLIC REALM

DDOT’s lack of objection to this application should not be viewed as an approval of the public realm. All elements of the project proposed within District-owned right-of-way or the building restriction area require the Applicant to pursue a public space construction permit. It is noted that the site has a 15-foot Building Restriction Line (BRL) along the Runnymede Place, NW and Broad Branch Road, NW frontages. The area between the property line and BRL is the building restriction area, which is regulated like DDOT public space and should remain “park-like” with landscaping. A public space permit will be required for any part of the second story rear addition that projects over the BRL on Runnymede Place, NW.

DDOT expects the adjacent public realm to meet all District standards. The Applicant should refer to Titles 11, 12A, and 24 of the [DCMR](#), the most recent version of DDOT’s [Design and Engineering Manual](#), and the [Public Realm Design Manual](#) for public space regulations and design guidance. A permit application can be filed through the DDOT [Transportation Online Permitting System](#) (TOPS) website.

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## **HERITAGE AND SPECIAL TREES**

According to the District's [Tree Size Estimator map](#), there is one (1) Heritage Tree and one (1) Special Tree in the Runnymede Place right-of-way adjacent to the property. DDOT recommends that the Applicant coordinate with the Ward 3 Arborist regarding the preservation and protection of existing Heritage and Special trees.

Heritage Trees have a circumference of 100 inches or more and are protected by the Tree Canopy Protection Amendment Act of 2016. With approval by the Mayor and DDOT's Urban Forestry Division (UFD), Heritage Trees might be permitted to be relocated. As such, the Applicant may be required to redesign the site plan to preserve the Non-Hazardous Heritage Trees. Special Trees are between 44 inches and 99.99 inches in circumference. Special Trees may be removed with a permit. However, if a Special Tree is designated to remain by UFD, a Tree Protection Plan will be required.

MS:CP